

# 15A Campbells Run, Berry, NSW 2535



## Acreage For Sale

Thursday, 18 April 2024

15A Campbells Run, Berry, NSW 2535

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: Acreage



Nicholas Lyell  
0401658450

## For Sale - Nicholas Lyell

Nestled within a breathtaking near level 1.67-hectare (4.12 acres) expanse, this magnificent five-bedroom homestead offers an unparalleled blend of elegance and rural charm in Berry's coveted countryside. As you approach the property, you are greeted by a stunning park-like garden setting, adorned with established trees that set the stage for this serene retreat. The home's positioning affords picturesque views over the lush rural landscape stretching out to majestic mountain ranges, providing a backdrop of scenic beauty that captivates at every turn. The heart of this expansive home is its vast open-plan living area, designed with both relaxation and entertainment in mind. The wide front verandah offers a peaceful spot to enjoy morning coffees while soaking in the garden surrounds. Adjacent to this, the separate formal lounge and dining rooms provide an elegant space for hosting dinner parties and special occasions. Further enhancing its appeal, the extra-large family room flows seamlessly into a substantial outdoor entertaining area. Here, residents and guests alike can revel in the idyllic views while enjoying the in-ground saltwater pool and meticulously maintained gardens. The large kitchen, equipped with ample bench space, stands ready to cater entertaining, making it a joy for both casual family meals and larger gatherings. The main suite of the home is a private sanctuary, featuring a luxurious ensuite, a spacious walk-in robe, and an attached retreat or office, offering the perfect space for relaxation or catching up on work with a view. Additional bedrooms are generously sized with built ins, ensuring comfortable accommodation for family and guests. Practical features include zoned ducted air conditioning for year-round comfort, internal access to a three-car garage, and a separate double garage or workshop. Outdoors, the property boasts two paddocks, a vegetable patch, a variety of fruit trees, and vineyard, perfect for those who dream of a self-sufficient lifestyle. Located just 2.8 km from the sands of Seven Mile Beach and 5.3 km from the charming Berry Shops, this property offers both seclusion and convenience. Whether you're looking for a family home or a weekend getaway, this Berry homestead represents a rare opportunity to own a piece of paradise in one of the most sought-after areas on the South Coast. This property is more than just a home; it's a lifestyle choice for those who value privacy, space, and the beauty of nature, all while being close to local amenities. Embrace the opportunity to make this dream property your own and experience all that country living has to offer in spectacular Berry.